

**SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF SEPTEMBER 14, 2017
TO BE REPORTED OUT OCTOBER 11, 2017**

MA-237 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-6-17)
DOC # A2017-102

Reappointment of Martin Cabrera, Jr. as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2022

MA-238 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-6-17)
DOC # A2017-95

Appointment of James F. Ellis, Jr. as a member of the Public Building Commission for a term effective immediately and expiring September 30, 2022 to succeed Thomas Kotel, whose term has expired

MA-239 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-6-17)
DOC # A2017-101

Appointment of Fran R. Grossman as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2022, to complete the unexpired term of the late Doris B. Holleb

MA-240 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-6-17)
DOC # A2017-103

Appointment of Gary Gardner as a member of the Chicago Plan Commission for a term effective immediately and expiring January 25, 2019, to complete the unexpired term of Daniel Sih, who has resigned

NO. A-8332 (36th WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT # O2017-5619

Common Address: 5501 W Fullerton Ave

Applicant: Alderman Gilbert Villegas

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District

NO. A-8331 (15th WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT # O2017-5618

Common Address: 1632-1958 W 63rd St; 1633-1957 W 63rd St

Applicant: Alderman Raymond Lopez

Change Request: B3-2 Community Shopping District and C1-2 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District and B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

NO. 19300-T1 (48th WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT # O2017-5482

Common Address: 1101-17 W Granville Ave

Applicant: 1101 Granville, LLC

Owner: 1101 Granville, LLC

Attorney: Thomas Moore

Change Request: B3-5 Community Shopping District to B3-5 Community Shopping District

Purpose: Applicant seeks to build a 6 story 20 residential dwelling unit with 1 commercial space on the ground floor and a building height of 66 feet 4 inches. The subject property is located within 96 linear feet of the CTA Red Line train station entrance so we are seeking to reduce the parking to 1 space.

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NO. 19302-T1 (48TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5484

Common Address: 1528-36 W Victoria St.

Applicant: Regas Chefas

Owner: Regas Chefas

Attorney: Thomas Moore

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and RS3 Residential Single-Unit (Detached House) District to C2-1 Motor Vehicle Related Commercial District

Purpose: Applicant seeks to rezone in order to extend the garden center and construct a 2 story building 21 feet 3 inches feet in height with no parking

NO. 19307 (47TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5490

Common Address: 2442-44 W Irving Park Road

Applicant: RD Precision Inc.

Owner: 3Guise LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed-Use District

Purpose: To demolish the existing building and to divide the subject property into 2 zoning lots: the lot at 2444 W. Irving Park will be 54' x 116.50' and will be developed with a residential building with 6 dwelling units; and the lot at 2442 W. Irving Park will be 26' x 116.50' and will be developed with a residential building with 3 dwelling units; for a total of 9 dwelling units with 9 parking spaces at the subject property; no commercial space; 3 story / height 37'-10

NO. 19328-T1 (47TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5521

PASS AS TYPE-1 PLANS AMENDED

Common Address: 4646-4650 N Damen Ave

Applicant: 4646 Damen LLC

Owner: 4646 Damen LLC and Chicago Title Land Trust Company, Trust NO. 5053 Dated April 26, 1978

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District and B3-3 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject site. Any and all existing structures and buildings will be razed. The proposed new four-story building will contain two (2) commercial/retail spaces (1,191 square feet and 2,812 square feet, respectively) and three (3) dwelling units - at grade level, and twenty-one (21) dwelling units - above (Floors 2 thru 4) for a total of twenty-four (24) dwelling units. Because the Subject Property is located within 1,320 linear feet of the CTA rail station entrance, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for eight (8) vehicles, located at grade level - off the Public Alley, at the rear of the property. The proposed new building will be masonry in construction and measure 48 feet-0 inches in height

NO. 19303 (46TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5486

Common Address: 4600 N Beacon St.

Applicant: 1344-1354 W Wilson LLC

Owner: 1344-1354 W Wilson LLC

Attorney: Gary Wigoda

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District

Purpose: No change to the structure or to the number of dwelling units (83) or parking. Proposed change is to allow the re-establishment of ground floor retail and commercial uses.

NO. 19318-T1 (45TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5511

TYPE I PLANS AMENDED

Common Address: 3696-3700 N Milwaukee Ave

Applicant: 3696 Milwaukee Ave LLC

Owner: Zygmunt Zimny Living Trust

Attorney: Andrew Scott

Change Request: M1-1 Limited Manufacturing/ Business Park District to B2-2 Neighborhood Mixed-Use District

Purpose: The applicant proposes to redevelop the ground floor of the existing building to provide daycare space and permit one dwelling unit on the second floor. There are no parking spaces on site. The height of the existing building will remain unchanged at 25 feet 4 inches. The property is within 1,320 feet of a Metra rail station entrance. As a result, no additional parking spaces are proposed.

NO. 19331-T1 (44TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5524

TYPE I PLANS AMENDED

Common Address: 3358 N Kenmore Ave

Applicant: Semco- 3358, LLC

Owner: Semco- 3358, LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5.5 Multi Unit District

Purpose: The Applicant is proposing to increase the number of residential units located within the existing building from five (5) to seven (7). The existing building will remain 30 feet 8 inches in height. Onsite surface parking for three (3) cars will be located at the rear of the subject lot. As part of this project, the Applicant will be constructing a new metal deck and stair system at the rear of the subject building. No other changes are proposed to the existing building's footprint.

NO. 19299 (43rd WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5481

Common Address: 2701 N Halsted St.
Applicant: 2701 Halsted, LLC
Owner: 2701 Halsted, LLC
Attorney: Gary Wlgoda
Change Request: B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District
Purpose: There will be no change in the number of dwelling units, parking spaces from existing or height of the building; the commercial space will be increased by 1,053 square feet to a total commercial area of 6,592 square feet

NO. 19320 (43rd WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5513

Common Address: 2435 N Halsted St
Applicant: Parson's Lincoln Park LLC
Owner: 2435 Halsted, LLC
Attorney: Joseph Gattuso
Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District
Purpose: The Applicant proposes to renovate the existing building for use as a restaurant with a bar including seating for patrons.

NO. 19314 (36TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5497

Common Address: 3320 N Narragansett Ave
Applicant: David Kodlec
Owner: David Kadlec
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS2 Residential Single-Unit (Detached House) to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: To build a new 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story, height 38'

NO. 19312 (35TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5495

Common Address: 3615 W Palmer St.
Applicant: Lester Pineda
Owner: Lester Pineda
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: To allow an additional dwelling unit (basement) within the existing residential building; total of 3 dwelling units within the existing building; no commercial space; existing 2 car garage will remain; existing 2 story, existing height within 38 feet - no change proposed

NO. 19258 (32nd WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4802

Common Address: 3130 N Lincoln Ave
Applicant: 3130 Lincoln Ave LLC
Owner: 3130 Lincoln Ave LLC
Attorney: Rolando Acosta
Change Request: B1-3 Neighborhood Shopping District to B3-1 Community Shopping District
Purpose: The Application, if approved, will allow the Applicant to use the property for the sale of auto parts. No on-premises repair will be authorized and there will be no additions or enlargement of the existing building.

NO. 19083-T1 (27th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-133

TYPE 1 PLANS AMENDED

Common Address: 1448 W Erie St
Applicant: EZMB, LLC
Owner: EZMB, LLC
Attorney: Daniel G Lauer
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: The Applicant intends to construct a three story building with roof access, consisting of three (3) residential dwelling units. There will be a three (3) car garage located at the rear of the property. The footprint of the building shall be approximately 20 feet by 75 feet in size and the building shall be 37 feet 10 inches high, as defined by City Code.

NO. 19187-T1 (27th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3195

TYPE 1 PLANS AMENDED

Common Address: 816-824 W Fulton Market, 301-315 N Green St, 813-825 W Wayman St
Applicant: Thor 816-820 W Fulton LLC
Owner: Thor 816-820 W Fulton LLC
Attorney: DLA Piper
Change Request: C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District
Purpose: To allow the construction of a four story commercial building containing approx. 60,440 sq.ft. of floor area

NO. 19325-T1 (27th WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5518

Common Address: 2351-59 W Grand Ave; 463-75 N Western Ave
Applicant: MRR 2351 W Grand Western LLC
Owner: MRR 2351 W Grand Western LLC
Attorney: Rolando Acosta
Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District
Purpose: One-story, approximately 15.00 feet in height, commercial building; three-story, approximately 38 feet tall mixed-use building containing ground floor commercial space and three residential dwelling units, with three parking spaces and no loading, and vacant lot

NO. 19301-T1 (27TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5483

TYPE 1 PLANS AMENDED

Common Address: 1521-27 N Sedgwick St.

Applicant: Lincoln Park Community Services

Owner: Pangea Properties

Attorney: Thomas Moore

Change Request: C1-3 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: Applicant seeks to renovate an existing 5 story commercial building 54 feet 6 inches in height to establish a 48 bed transitional residence and construct a new 5 story addition 68 feet in height with 20 efficiency units and no parking. The subject property is located within 150 linear feet from the CTA Brown Line train station so we are seeking a waiver to provide no parking and to increase the floor area ratio to 3.7. We are also seeking a building height increase and to allow 100% efficiency units

NO. 19311-T1 (27TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5494

AMENDED TO TYPE 1

Common Address: 1459-61 W Superior St

Applicant: Copricorn Real Estate Group LLC

Owner: Ronald Kiel

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story, 6 dwelling unit residential building; 6 parking spaces; no commercial space; 3 story, height 37'-10"

NO. 19321-T1 (27TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5514

Common Address: 914-28 W Fulton Market Street; 301-309 N Sangamon St

Applicant: 916 Fulton LLC

Owner: 916 Fulton LLC

Attorney: Meg George

Change Request: C1-1 Neighborhood Commercial District to DS3 Downtown Service District

Purpose: A new approximately 30,000 square foot two-story building will be constructed on site. The proposed building will have 65 on site bike parking spaces and will offer retail and restaurant uses. The applicant will be seeking a parking reduction to 0 spaces through an administrative adjustment as it is a transit served location

NO. 19306 (19TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5489

Common Address: 1530-32 W 99th St; 9875-85 S Charles St

Applicant: RCM Holdings LLC

Owner: RCM Holdings LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed-Use District

Purpose: 2 commercial units on the ground floor front (denial office and a beauty salon) approximately 3,000 square feet of commercial space; existing 8 dwelling units on the ground rear and upper floor - all within the existing mixed-use building; no existing parking; existing height - 2story - no change proposed.

NO. 19304 (15TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5487

Common Address: 5754-56 S Damen Ave

Applicant: Benjamin Martinez

Owner: Benjamin Martinez

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to C2-1 Motor Vehicle Related Commercial District

Purpose: To allow a landscaping contractor's yard, existing 2 story / 21 feet height, mixed-use building to remain, existing parking to remain; approximately 1,000 square feet of commercial use with outdoor storage

NO. 19322-T1 (15TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5515

AMENDED TO TYPE 1
PASS AS SUBSTITUTED

Common Address: 5115-25 S Oakley Ave, 2210-56 W 51st Pl; 2207 W 51st Pl; 5145-47 S Western Boulevard

Applicant: 1230 N Kostner

Owner: 1230 N Kostner

Attorney: Sylvia Michas

Change Request: M1-1 Limited Manufacturing/ Business Park District, M2-2 Light Industry District, and C1-2 Neighborhood Commercial District to M2-2 Light Industry District; and M2-2 Light Industry District to a Manufacturing Planned Development

Purpose: The existing 1 -story metal building will be razed. The Applicant plans to redevelop the property with a contractor/construction storage yard, which will include a 1 -story building and garage (19'-5" height) which will serve as an office and service area for Applicant's vehicles. The proposed development will also include parking for a minimum of 15 vehicles.

NO. 19313 (12TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5496

Common Address: 2621 W 24th St

Applicant: Cloud Property Management LLC 2621 Series

Owner: Cloud Property Management LLC 2621 Series

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

Purpose: To allow 4 dwelling units within the existing residential building; no commercial space 3 parking spaces; existing 3 story, existing height 38 feet 9 inches - no change proposed.

NO. 19319-T1 (12TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5512

Common Address: 3603-3607 S Archer Ave

Applicant: Pine Group LLC

Owner: Pine Group LLC

Attorney: Rolando Acosta

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant proposes to demolish the existing structure to develop the property into a new 10 dwelling unit residential building consisting of approximately 11,220 square feet and five automobile parking spaces pursuant to the TOD ordinance. The property is approximately 371 feet from the CTA Orange Line Station entrance. The height of the building will be 46 feet 0 inches.

NO. 19309-T1 (1ST WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5492

AMENDED TO TYPE 1

Common Address: 2423 W Haddon Ave

Applicant: 2423 W Haddon INC

Owner: 2423 W Haddon INC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story, height 38'

NO. 19310-T1 (1st WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5493

Common Address: 1716-18 N California Ave
Applicant: Constanca Santiago
Owner: Constancio Santiago
Attorney: Law Office of Mark Kupiec & Associates
Change Request: C1-1 Neighborhood Commercial District and B2-3 Neighborhood Mixed-Use District
Purpose: To build a new 3 story, 6 dwelling unit residential building; 6 parking spaces on commercial space; 3 story, height 37'-10'

NO. 19327 (1st WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5520

AMENDED TO TYPE 1

Common Address: 2417 W McLean
Applicant: Bradley Anderson
Owner: Bradley Anderson
Attorney: Law Office of Samuel VP Banks
Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed-Use District
Purpose: The Applicant is proposing to develop the subject property with a new three-story building that will contain three (3) dwelling units. The proposed building will be masonry in construction. The proposed building will measure 37 feet 11 inches in height. Onsite parking for three (3) cars will be provided in a detached garage located at the rear of the subject zoning lot.

NO. 19333-T1 (1st WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5526

PASS AS SUBSTITUTED
TYPE 1 PLANS AMENDED

Common Address: 1964-66 N Milwaukee Ave
Applicant: 1966 N Milwaukee LLC
Owner: 1966 N Milwaukee LLC
Attorney: Law Office of Samuel VP Banks
Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District
Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new five-story mixed-use building, at the subject site. The proposed new five-story building will contain commercial/retail space (2,145 square feet approx.) - at grade level, and a total of sixteen (16) dwelling units - above (Floors 2 thru 5). Due to its close proximity to the CTA - Elevated Train ("E") Station, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for three (3) vehicles, located at the rear of the property. The proposed new building will be masonry in construction and measure 54 feet-0 inches in height.

NO. 19036-T1 (1st WARD) ORDINANCE REFERRED (11-16-16)
DOCUMENT #O2016-8410

SUBSTITUTED TO TYPE 1

Common Address: 2424 W Lyndale Ave

Applicant: Virage LLC

Owner: Robert DeVaughn

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential
Two-Flat, Townhouse and Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story, 4 dwelling unit
residential building; 4 parking spaces; no commercial space; 3 story,
height 38'